072.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	848,100 / 848,100
					USE VALUE:	848,100 / 848,100
					ASSESSED:	848,100 / 848,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOTTEN ROBERT W
Owner 2:	
Owner 3:	
Street 1:	19 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2624 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7400.000	398,100	600	449,400	848,100
Total Card	0.170	398,100	600	449,400	848,100
Total Parcel	0.170	398,100	600	449,400	848,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.21 /Parcel: 323.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45677

GIS Ref

GIS Ref

Insp Date 10/08/18

!6085!

PREVIOUS ASSESSMENT

Parcel ID 072.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	398,100	600	7,400.	449,400	848,100		Year end	12/23/2021
2021	101	FV	385,900	600	7,400.	449,400	835,900		Year End Roll	12/10/2020
2020	101	FV	385,900	600	7,400.	449,400	835,900	835,900	Year End Roll	12/18/2019
2019	101	FV	287,700	1000	7,400.	417,300	706,000	706,000	Year End Roll	1/3/2019
2018	101	FV	287,700	1000	7,400.	417,300	706,000	706,000	Year End Roll	12/20/2017
2017	101	FV	287,700	1000	7,400.	365,900	654,600	654,600	Year End Roll	1/3/2017
2016	101	FV	287,700	1000	7,400.	333,800	622,500	622,500	Year End	1/4/2016
2015	101	FV	278,600	1000	7,400.	295,300	574,900	574,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:17:30

LAST REV

Date	Time
07/31/19	15:06:18
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6085

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12388-91		3/1/1973		38,000	No	No	N	

USER DEFINED

Prior Id # 1:	45677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2018	683	Re-Roof	8,000	C				
9/4/2014	1122	Add Bath	35,650		9/4/2014			Add bath, create f

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
4/13/2009	Measured	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7400		Sq. Ft.	Site		0	70.	0.87	12									449,401						449,400	

Total AC/HA:	0.16988	Total SF/SM:	7400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	449,401	Spl Credit		Total:	449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15480769
Const Adj.:	0.99870813
Adj $ / SQ:	149.931
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489068
Depreciation:	90967
Depreciated Total:	398101

COMMENTS

IN-LAW ROOM/SINK AND BATH NO STOVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

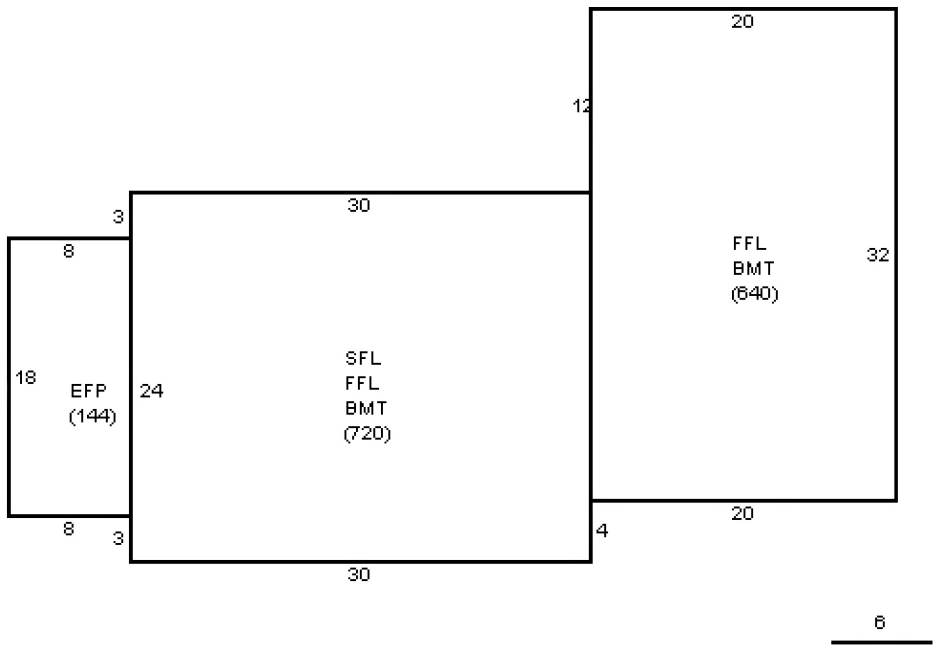
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	149.93
Special Features:	0	Val/Su Net:	111.08
Final Total:	398100	Val/Su SzAd	191.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	56.670	77,077
FFL	First Floor	1,360	149.930	203,906
SFL	Second Floor	720	149.930	107,950
EFP	Enclos Porch	144	46.070	6,634

Net Sketched Area:	3,584			Total:	395,567
Size Ad	2080	Gross Area	3584	FinArea	2624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	2000	4.48	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600

IMAGE

AssessPro Patriot Properties, Inc